

Application: , Date

#	Comments
1	<p>Hi Jaclyn I live in the townhouse complex at [REDACTED] and walk by this location daily. I support this application as we need more retirement homes in central Burlington, in good locations close to public transit and stores. Changing the zoning bylaw along New Street in general to support these types of housing is what the city needs to house our population without impacting the Greenbelt. I hope that these types of developments will encourage seniors to move out of their (large) detached homes which are far too large for one or two people, so the next generation will have homes to buy. New Street is perfect for these types of developments given public transit. I am ok with 7 storey building but I imagine many will not be. My only concern is 44 parking spots for 120 units. Less than half the number of proposed units which does not make sense as seniors still have cars. Thank you for the opportunity to comment [REDACTED]</p>
2	<p>We live across the street at [REDACTED]</p> <p>With reference to the proposed planning application for 454-462 Cumberland & 3255, 3259 & 3265 New Street, I am opposed to this for reasons of entry and exit off New and Cumberland streets.</p> <p>Although it does not say how many parking spaces have been allowed for in information provided, I do know with the proximity to the corner from each direction, this will cause traffic congestion.</p> <p>Doubling the problem with seniors' ability to drive and adding to their anxiety when driving when both exiting and entering the underground parking off New. You also have a school up the street that uses school buses, so twice a day there will be added congestion on Cumberland at the corner. What about the Fire station across the street, they too could be hindered at crucial times.</p> <p>We don't have an issue with another seniors living property, but we sure do when it comes to traffic and where you have entrances and exits so close to the corner, will be nothing but trouble, in our opinion.</p> <p>Having lived through both living by a private school and the traffic this caused off a major road and visiting my mother at a seniors residence and how the elderly reacted to traffic as they entered and exited off a major road caused them stress, anxiety.</p> <p>[REDACTED]</p>
3	<p>Dear sir or madam</p> <p>We would like to comment on the proposed building to be built on 454-462+ Cumberland Avenue and 3255,3259 & 3265 New Street. HCC 333</p> <p>We are the owners of [REDACTED]</p> <p>Although we are impressed with the design and architectural features of the future senior building, we have serious misgivings about the number(7) of storeys.</p> <p>We have noticed that there is no building over 4 storeys on the north side of New Street anywhere from Burloak Drive to Guelph Line.</p> <p>We think this proposed structure at (7) storeys would an aesthetic eyesore.</p> <p>As Burlington residents on New Street we would like the present zoning bylaw to remain as is.</p> <p>Best Regards</p> <p>[REDACTED]</p>

	Winter 's coming from the senior headquarters in Burlington. On.
4	<p>Good morning Jaclyn</p> <p>I am a resident of the [REDACTED] . I am strongly concerned about the developer's proposal of rezoning a medium density area (4 floors, 27 units) to a high density (6 floors, 66 units). In addition,the developer is asking for above even high density. (7 stories, 124 units) This is a neighbourhood. All of the buildings on the whole length of New St. have 4 floors or less with the exception of The Gardens. The Gardens, 3290 New St, does have more than 4 floors but it faces New St and has parkland behind it; therefore, no neighbourhood is directly affected. This proposed building faces Cumberland Avenue and backs our whole complex. We are greatly and directly affected.</p> <p>The fact that a proposed seven floor building could exist behind us, affects us directly in many ways.</p> <ol style="list-style-type: none">1. A wall will be our view in place of greenspace and as a consequence, our sunlight and shade will be also affected. This is quality of life being negatively affected.2. We have had water issues in the past years and we are also on a previously official flood plain. This is a real concern of the downward course of greatly increased water flow.3. The reality is that my property values will decrease greatly. Who would knowingly buy a condo with a view of a Wall? The only appeal would be a greatly reduced price. I have owned beautiful property in Burlington for 53 years. The property has always appreciated. And now in my 80's, it will depreciate and affect my real estate investment.4. In addition, the thought of looking ahead to 2 years of noise, dust, construction, and busyness, is a nightmare - no joy in my residence.5. Also added to the nightmare is the thought of the increased traffic flow.Even now, we have to turn right to exit our property on New St. It is increasingly impossible and dangerous to exit and turn left. The traffic flow is heavy and the speed is faster than 60 km.6. Another negative is the fact that our complex is considerably lower in elevation than Cumberland Ave, which means that their proposed seven floors would translate into the wall being eight floors high. <p>The above are real aspects of which we presently face and would dread the real further effects of a mega-sized building in our backyard.</p> <p>Thank you for your time and efforts in this very important matter.</p> <p>Please acknowledge receiving this email.</p> <p>Thank you</p>

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5	<p>I live at <div></div> and board member at HCC 333. I would like to address the 74 page submission by Weston Consulting, that hopefully can be resolved at the upcoming meeting!</p> <p>The report accepts that they do not meet LTC requirements, but suggest the proposal will be a “Memory Care” facility?</p> <p>They want to rezone the property beyond allowable height and unit numbers and appear to be revising allowable usage guidelines also?</p> <p>The site is not large enough,under retirement guidelines, to accommodate all retirement home requirements such as onsite parking for all units, visitor parking and handicap spaces, unless some lower floor areas are utilized for these needs!</p> <p>Perhaps we could get the city staff to address the traffic congestion at the New, Cumberland intersection and coordinate the egress from this new complex into the traffic light system at the corner!</p> <p>I look forward to the upcoming meeting; thank you?</p>
6	<p>I live at <div></div> Burlington.</p> <p>I have issues about the new development on Cumberland Ave. by Traditions Seniors Housing Ltd.</p> <p>I think a 4-storey development would be more suitable for this area.</p> <p>Other new builds have stayed at 4 storeys.</p> <p>Thank you,</p> <div></div>
7	<p>Dear Ms. Schneider;</p> <p>With regard to the above file, I have the following comments.</p> <p>The proposed retirement home includes 124 units but underground parking for only 44 automobiles with no discernable outdoor parking.</p> <p>This would appear to cause problems for tenants and visitors.</p> <p>Only one driveway entrance/exit on New St. and a one way drive off Cumberland only for drop off and pickup, will create a possible dangerous conflict with oncoming traffic.</p> <p>I appreciate that there is a traffic light at the intersection but traffic flows very fast on New St.</p> <p>These are the most obvious problems with the proposal but I am sure there will be comments from others.</p>

	<p>Sincerely;</p> <p>██████████</p>
8	<p>Good afternoon Jaclyn: File number 505-02/23 and 520-06/23</p> <p>I just wanted to provide some written comments regarding this proposed application. I live at ██████████ the townhouse complex on the west side of the proposed development. This new proposed development will greatly impact our light, our property values and our ability to get in and out of our complex.</p> <p>1) Medium density is a max of 4 storeys and 27 units for the size of the property they have (0.36 hectares). High density is a max of 6 storeys and 66 units (for the size of the property they have (0.36 hectares). The developers are asking for 7 storeys and 124 units (an extra storey and almost double the number of units per hectare that is approved under High Density). I would like to see the Medium Density retained because this is an existing neighbourhood. All along New St, a few houses were taken out and a small enclave of townhouses replaced them. If one travels west on New Street from Burloak to Guelph Line, there is only one building higher than 4 storeys. The new seniors apartment building across the street at 3290 New St was re-zoned high density but it fronts on New St and it backs on green space (so that didn't adversely affect the existing neighbourhood. This proposal is a totally different story. We will be looking up at a structure that is essentially 8 storeys (because it is being built on the level of Cumberland which is higher than the level of our townhouse complex).</p> <p>2) to put a 7/8 storey building directly beside our townhouse complex will significantly decrease our property values. Most of the owners in this complex are seniors whose largest asset is their homes. They have worked their whole lives to build this value and a developer shouldn't be able to negatively impact our financial situation.</p> <p>3) We will lose so much light coming into our units from the back. Most units only have windows on the front and back (unless on an end unit) and currently we get lots of sunlight into our units.</p> <p>4) There will be external lights on 24/7, noise from the underground parking garage door going up and down all hours of the day and night, residents on outdoor patios and HVAC units.</p> <p>5) there will be much more traffic coming in and out of this proposed building than what there was with 3 houses on New St. In the 200 metres between Cumberland and Dynes on New St, there are 10 existing driveways, many of them for multi-res townhouses. Adding another driveway just over the crest of the hill at Cumberland going westbound on New St (where there is parking for 44 cars) will just add to the chaos we already see on New St daily. New St is a main corridor to downtown and there have been so many high-rises built recently downtown with more planned. The roads are not being widened. New St has become even more dangerous and it is getting more and more difficult to get in and out of our complex. There have been a lot more accidents on New St since 3290 New St was constructed, and there are a lot more cars coming out at the New and Cumberland intersection. This development will make it worse.</p> <p>6) my complex ██████████ was impacted terribly during the great sewage flood of 2014. I am concerned about storm and sanitary sewer impacts with the proposed addition of 124 units, as my complex is below the grade of the development.</p> <p>7)This development should be put somewhere where it won't have such a great impact on an existing neighbourhood (ie in a new development where people who are going to buy are aware of the 7 storey building and can decide for themselves whether they want to live beside that).</p> <p>8) Risk to our properties during construction - heavy equipment working so close to us could damage our foundations and our structures. These impacts may not become apparent right away.</p> <p>9) A couple of the unit owners that back onto this proposed complex work from home and the incessant construction noise for 2 years will make that very difficult. For those who are retired, it will negatively impact the enjoyment of their homes.</p> <p>10)The dirt from 2 to 3 years construction so close to us will cover our units (roofs, siding, windows, brick).</p> <p>11) There are a lot of pedestrians in this area and the increase in vehicle traffic is a risk to them.</p> <p>To summarize, I feel that the current residential medium density zoning should be maintained for this small parcel of land. Thank you for considering my comments. Please acknowledge receipt of my correspondence.</p> <p>██████████</p>
9	<p>Good morning Jaclyn. Thank you for taking the time to answers my questions this past week.</p> <p>I live at ██████████ in Burlington (the townhouse complex that abuts the proposed development on the west side of the subject property). I am also a Board of Director for our condo corporation (HCC #333). I feel that the proposed development will have a negative effect on our property values, the light that comes into our units and our ability to get in and out of our townhouse complex. Specifically, my concerns with the proposed development are</p>

as follows:

1) In my understanding, the current zoning of the subject properties (3265 New St) is zoned Medium Density. Under the existing official plan designation, this would allow for a max of 4 storeys and 18 units for the 0.36 hectares of the subject parcel of land. If we use the new Official Plan designation (under appeal), that would allow for a max of 4 storeys and 27 units. High Density is currently a max of 6 storeys and 66 units (for the size of the subject parcel of land). The developer is asking for 7 storeys and 124 units (an extra storey and almost double the number of units per hectare that is approved under High Density). I would like to see the Medium Density retained because this is an existing neighbourhood. All along New St, a few houses were taken out and a small enclave of townhouses replaced them. If one travels west on New Street from Burloak to Guelph Line, there is only one building higher than 4 storeys and that is 3290 New St. This is the new seniors apartment building across the street and slightly east of our complex. It was re-zoned High Density but it fronts on New St and it backs on green space (so that didn't adversely affect the existing neighbourhood). The proposed development at 3265 New St is a totally different story. The residents of [REDACTED] (my complex) will be looking up at a structure that is essentially 8 storeys tall (because it is being built on the level of Cumberland Ave, which is a storey higher than the level of our townhouse complex).

2) Allowing a 7/8 storey building directly beside our townhouse complex will significantly decrease our property values. I am a single mom nearing retirement. I have worked very hard to own a home in Burlington. My biggest asset is my home. Most of the owners in this complex are seniors whose largest asset is also their homes. We have worked our whole lives to build the value in our homes, and a developer shouldn't be able to negatively impact our financial situation like this.

3) We will lose so much light coming into our units from the back. Most units only have windows on the front and back (unless on an end unit) and currently we look out on lovely trees, blue sky and sunlight.. These were some of the reasons I bought this unit. Sunlight provides a lot of the light into our units and the trees are beautiful. With the proposed 7 (or the equivalent of 8) storey building behind me, I would be looking out at a huge wall.

4) There will be external lights on 24/7, noise from the underground parking garage door going up and down all hours of the day and night, residents on outdoor patios and HVAC units.

5) There will be much more traffic coming in and out of this proposed building than what there was with 3 houses on New St. In the 200 metres between Cumberland and Dynes on New St, there are 10 existing driveways, many of them for multi-res townhouse complexes. Adding another driveway just over the crest of the hill at Cumberland going westbound on New St (where there is parking for 44 cars) will just add to the chaos we already see on New St daily. Cars are travelling up to 70 km/h when they come over the crest of that hill. New St is a main corridor to downtown and there have been so many high-rises built downtown, with more planned. The roads are not being widened. New St has become very dangerous and it is getting more and more difficult to get in and out of our complex. There have been a lot more accidents on New St since 3290 New St was constructed, and there are a lot more cars coming out at the New and Cumberland intersection. This proposed development will make it worse.

6) This townhouse complex [REDACTED] was impacted terribly during the great sewage flood of 2014. I am concerned about storm and sanitary sewer impacts with the proposed addition of 124 units. This is of great concern as this complex is below the grade of the proposed development.

7) This proposed development should be put somewhere where it won't have such a great impact on an existing neighbourhood (ie in a new development where people who are going to buy are aware of the 7 storey building and can decide for themselves whether they want to live beside that).

8) Risk to our properties during construction - heavy equipment working so close to our units could damage our foundations and our structures. These impacts may not become apparent right away.

9) I work from home at least 3 days a week and the incessant construction noise for 2 years will make that very difficult. For those in this complex who are retired, it will negatively impact the enjoyment of their homes.

10) The dirt from 2 to 3 years construction so close to us will cover our units (roofs, siding, windows, brick).

11) There are a lot of pedestrians in this area and the increase in vehicle traffic is a risk to them.

I feel strongly that the current residential Medium Density zoning should be maintained for this small parcel of land.

One of our unit owners who attended the Pre-Application Zoom meeting has been taking care of a family member in the US for the past 2 months. We have been unable to get in touch with her, and we do not know when she will return. I would hope that you would include her comments after the Nov 1 2023 deadline, if your report hasn't been filed yet.

	<p>Please let me know that you received this e-mail Jaclyn.</p> <p>Thank you,</p> <div></div>
10	<p>Dear Ms. Schneider and Burlington City Planners,</p> <p>I live at <div></div> I am writing regarding the proposed building of a maximum-capacity, 7 floor high rise at the intersection of Cumberland Ave and New Street.</p> <p>First, a little about me - <div></div></p> <p>Now, because my unit is right next to the proposed building location’s parking garage, my unit will be forever under the shadow of a 7 story high (effectively 8 stories because my unit is situated in a decline from the high rise), which, combined with the expected construction noise, and constant traffic of cars coming in and out of the garage of a high-density building, means the property value of my home will likely drop instead, causing me to lose the hard-earned money that my husband and I had spent our lifetimes saving.</p> <p>I chose my current home in Burlington because of its quiet, idyllic, and safe character. Indeed, in her campaign platforms last year, Mayor Meed Ward promised to “control overdevelopment, improve traffic, enhance trees and greenspace”, protect community hubs and heritage, and scale back development, and Councillor Stolte’s belief in a “bottom-up” rather than a “top-down” approach, and respect for the knowledge of local community members.</p> <p>I would like to ask that you reject the developer’s request to build such a high-capacity building, and reduce it to at most 3 floor high, and with the garage entrance built on Cumberland Street instead of on New Street, as long as it</p>

doesn't move the building closer to the townhouse complex at 3243 New St. Here are my reasons based on my knowledge of the area:

1. **Traffic Density and Public Safety:**

- New Street is a major street with ever growing traffic over the years. Ever since the development of a high-rise across the street on the other side of New Street a few years ago, we are already seeing an increase in car accidents at this intersection. A high-capacity building with a garage that exits directly onto New Street, when a traffic light is less than a few feet away, will likely cause even more traffic confusion.

2. **Low-Density Zoning and Environmental Restrictions:**

- Several years ago, the prior owner of the land on which this high-rise would be built had wanted to turn it into a parking lot. At that time, we understood from the zoning department that this area was zoned for low density construction.
- According to Halton Conservation, this whole area is a FloodPlain and water run-off from the construction of a high-rise building could cause severe issues in the surrounding buildings.

3. **Preserving Burlington's Character:**



- One of the reasons I chose to live in this neighborhood was because of the abundance of trees and green space. The construction of a 7 floor high rise would be a sore sight that detracts from the beauty of this neighborhood and there is no replacement for twenty and thirty year-old gorgeous trees.

4. **Devaluing Surrounding Property:**

- Like me, most residents at 3243 New Street are retired seniors who poured most of their hard-earned money into buying this home, and depend on it as a safety net. Because this building will be so tall, no one will want to buy a home with a high rise in their backyard. I anticipate that the property value of all of our property will be significantly devalued. In addition, there will be at least several years of loud and ongoing construction directly facing the backyards of the units right next to the proposed high rise, not to mention our permanent loss of privacy.

It saddens me that a single commercial developer will cause all of us to lose the enjoyment of our homes, peace, property value and jeopardize our retirements. This is not right. Nor is it fair. The developer should propose a more modest and reasonable structure that would be much lower in height, and less destructive to the entire neighborhood.

Once again, I really appreciate the work and effort you have done in curbing over development and protecting the overall and long-term interest of Burlington. I hope you will take these factors into consideration. Thank you for

	<p>your time.</p> <p>Best,</p> <p></p>
11	<p>Hi Jaclyn,</p> <p>I'm a resident of Cumberland Avenue and wanted to reach out with some concerns about the proposed condo development at Cumberland and New St.</p> <p>I have shared with our Ward 4 Councillor my concerns regarding traffic on Cumberland. In our 8 years of living here traffic on our street has drastically increased and with that have come frequent and excessive speeding issues. I was told there was a program to bring in speed cameras, since it's a school area - yet I see that has not happened yet.</p> <p>I'm concerned that a building of this size will bring increased and unnecessary traffic to Cumberland avenue. Can you please advise me of the plans to help with this? As a mother of two young children (and with lots of other children on the street), this keeps me up at night.</p> <p>Many thanks,</p> <p></p>

City Building Dept
426 Broad St
Burlington Ont

With regards to the proposed serious development taking out 5 houses
on the corner of New St & Cumberland File # 505-02-23 and
520-06/23

I have been a resident & owner for 50 years at [REDACTED]
and have paid almost \$250,000 in taxes.

I strongly object to this proposal because it would cause an
enormous amount of traffic at the corner of New St & Cumberland
more so than what is already there now. This would make
it impossible to get through the daylight into New not only for
people like me who use it every day but for the EMS and fire
dept as well who are located on the S.E. corner in case of an
emergency.

The other major problem would be the enormous amount of
sewage it would cause a major overflow in the system
which is at more than capacity now. I know this for a fact
having had a sewer back up & a major flood in the past
20 years.

I have already gone through the upheaval with the 12 condos
you put behind me on New St north to Burlington Custom Tafe
taking out 2 houses.

The noise and mess during the construction lasted almost
2 years to build it and we couldn't even go outside.

If this project gets approved I will be selling my house
as fast as all my neighbors feel the same way.

There is a lot of traffic coming out of the 6 story complex
located on the N.E. corner of New St & Cumberland.

This project would cause major problems to that corner of New St
& Cumberland as well as car & pedestrian accidents.

The whole project is ridiculous & is nothing but a chance for
the developer to make money like the other 2 on New St.

I have really enjoyed living here for 40 of the 50 years
but not the last 10 because of the 2 construction projects.

The year after we moved in here in April 77 they installed 6 huge
metal poles which were so ugly beside my property 2 at the front
& 2 at the side & 2 at the rear. The poles are still there. The whole
area protested & they were made to take them down.

I know if the project gets approved I know we will be
signing up once again for a major protest.

Please take my objection seriously as all of us will
be watching the results of this ridiculous proposal.

